

AMENDMENT #5
RFP#082514 – Frankfort Office Building
Built-to-Suit

The following are official answers to questions that have been electronically received:

Minimum Building Standards

1. Finish Schedule does not call for gypsum wall board surfaces to be painted with the exception of type C-2 ceilings. We are assuming that the Commonwealth would want to include painting of all gypsum wall surfaces.

All gypsum wall board surfaces shall be painted.

2. Finish Schedule does not address the painting of hollow metal door frames or the staining of wood doors. We are assuming that all frames will be painted and all wood doors are to receive a natural wood stain.

All HM metal doors and frames are to be painted.
All wood doors are to be stained.

3. Finish Schedule calls for C-2 ceiling (2 ½" gypsum board on metal suspension system, painted) to be located in "Open Office Area" and "Conference Rooms". Due to the restricted access to mechanical, electrical and other ceiling plenum infrastructure that would result from the use of the C-2 ceiling, along with the need for costly access panels, difficulty in installing future technology, lack of acoustical properties and the expense of the C-2 ceilings in these areas, we are questioning this reference. Should these areas not receive ceiling type C-1 (metal suspension system with acoustical lay-in ceiling)?

Ceiling type C-1 would be acceptable at developer's option.

4. Finish Schedule calls for type D-2 door and frame (Hollow metal frame and solid wood door/ side light) in the "Mech-Elec. Rooms/Machine RM". We are questioning the intent of a side light in these areas and are wondering if the actual intent was to provide a type D-4 (Hollow metal frame and wood door) in these areas.

Change doors to these spaces to Type D-4

5. The Minimum Building Standards in the RFP call for elevators to be hydraulic with cab speeds of not less than 80 feet per minute. It is industry standard in buildings 50' or taller and with an occupant load projected for this project to use traction elevators rather than hydraulic. Typical cab speeds for traction elevators are between 200-350 fpm, which once more are industry standard for midrise buildings. In the event that the building being proposed exceeds 50 in height, is it acceptable to provide traction lifts versus hydraulic?

If the building height will exceed 50' it is acceptable to change the elevator type to traction. (Use industry standards).

Parking Lot

1. Article 12 of the Zoning Regulations of the City of Frankfort indicate that 25% of the parking stalls are to be constructed of a permeable pavement. Will this requirement be waived by the Commonwealth?

The property is to be owned by a private developer. Article 12 of the Zoning Regulations of the City of Frankfort cannot be waived by the Commonwealth. However, the developer may at their option seek a waiver on their own behalf from the Frankfort/ Franklin County Zoning Board. The Commonwealth will not contest this waiver if granted by the Zoning Commission.

Option C for Lease Payment

1. Can you provide any type of scenario where Option C can be completed that does not show a smaller square footage building than 334,000? I understand that the minimum square footage that can be presented is 334,000. I understand this option has a lease rate of \$5MM and a lease term of thirty (30) years. Any Option C that is completed and would be valid (showing more square footage than 334,000) would mathematically require Option A to offer \$5MM and 334,000 square feet to be for a lease term that is less than 30 years. If that is the case, a lease term under 30 years for that size building at \$5MM, does that type of offer still fall in line with market rates for the area? (Example: 20 year lease, \$5MM, 344,000 SF). Option C seems like a very exciting option that would allow a developer to offer a smaller footprint with equivalent benefit.

All options (A, B, C) will be reviewed independently and do not have to be mathematically consistent with the others. None of the options may be less than 334,000 gsf.

Dead-end Public Street – end of Sower Blvd.

A previous development plan submitted for Capital Day School, an adjacent owner to the Project site, identifies (in Planning and Zoning office) an access easement from the end of Sower Blvd to Capital Day's property, granted by the State; as well as identifying a sink hole on the state property. P&Z's regulations require that dead end public streets are to be extended to adjacent properties (does not have to be built, but does have to be dedicated unless a modification is sought); P&Z does not allow structures within 50 feet of the top rim elevation of a sink hole; and the cross access easement to Capital Day school will need to be addressed.

The Commonwealth of Kentucky met with the Frankfort Planning and Zoning Director today. As a reminder, the Offeror should be aware by the provisions of the RFP that they will need to comply with the requirements of the Frankfort/ Franklin County Planning and Zoning Ordinances applicable to the site which includes submitting for approval a Development Plan. As part of this Development Plan the RFP requires that the Offeror indicate the future construction of an extension to Sower Blvd from the termination point at the north property line to a termination point at the west property line. The RFP leaves it to the Offeror's option whether to construct this extension at this time or to only plan for its construction and dedication as a Public Way at a future date. Please be aware that the Frankfort/ Franklin County Zoning Ordinance requires that a building of the size proposed by this RFP is to have two points of access. Sower Blvd. provides one of these two points of access. However, the Commonwealth of Kentucky is interested in only having this one point of access at this time. The Planning Director has indicated to us that the Developer will need to request a modification at the time of submittal of the Development Plan so that only one access point will be required. The Planning Director and the Commonwealth believe that this modification would be accepted by the Frankfort/ Franklin County Planning and Zoning Commission since this building is for the use of the Commonwealth (if we were constructing this building ourselves no second point of access would be required) and adjacent property owners (which is the Commonwealth) would need to concur with the modification request and we are prepared to do so. Therefore, for the purposes of this RFP submission, the Offeror should anticipate that the modification will be accepted by the Frankfort/ Franklin County Planning and Zoning Commission. Should for some unforeseen reason this modification request not be accepted by the Frankfort/ Franklin County Zoning Commission, the Commonwealth will enter into a lease modification with the Offeror to adjust the terms of the lease

agreement to account for the denial of the modification request and the subsequent construction of a second access point.

Outside air requirements

The RFP qualifies the amount of outside air on page 9, Mechanical systems, 3rd paragraph. It states to use the greater of two calculation methods. The formula of 0.2 cfm per square foot is the greater, requiring 67,740 cfm of fully conditioned fresh air. This airflow quantity is excessive by all design standards and exceeds the code by 2 ½ times. Using the Kentucky Mechanical code and/or ASHRAE 62.1, the calculated fresh air requirement is 26,822 cfm. The excessive RFP fresh air requirement is a major cost impact to the mechanical and electrical proposals. It is also a major impact to the energy consumption. We want to confirm it is acceptable to base our design and pricing based on the lower code calculated airflow rate

It is acceptable to base design of the HVAC system and pricing based on ventilation requirements of the Kentucky Mechanical Code or ASHRAE 62.1 (use the more stringent requirements of either).

Heat on emergency generator

Referencing the answer to question 94 in addendum 2 - Please clarify the intent of the answer stating the heating system shall be fully operable while running on emergency generator. Is the heating intent for full building freeze protection? Should the Owner intend on occupying the building, other components would need to be added to the generator such as: restroom exhaust, outside air units, lighting, etc.

The building must be able to operate fully in winter mode in the case of a power outage. The heating system shall be fully operable while running on emergency generator, the Lessee/Tenants will occupy the building under emergency generator conditions.

Roof mounted HVAC equipment

Please clarify that it is acceptable to install roof mounted HVAC equipment on a limited basis as long as it is not visible and fully accessible for servicing with screening if needed for line of site. The outside air equipment is best suited for roof mounted installation.

Roof mounted HVAC equipment should be minimized. Where roof top equipment is used, the equipment shall not be visible and shall be fully accessible for servicing with screening if needed for line of sight.

Water tap fee for the proposed building on Sower Blvd.

The Frankfort Electric and Water Plant Board's standard procedure is to use Frankfort Plant Board (FEWPB) staff to tap the main waterline and run the line to within 18" of the fire/domestic vault. FEWPB costs include the labor and materials to construct the line to the vault, as well as the meter, meter setter, vault lid, and any necessary fire hydrants.

Since this project is design build, FEWPB expects each offeror may be requesting various ways the offeror anticipates FEWPB to provide water service. In order to prevent developing a new cost estimate for each offeror, FEWPB has provided the following information for potential offerors. Note: these are estimated numbers based on past projects. FEWPB will develop a detailed cost estimate once an offeror is selected, and FEWPB receives the design to be used for the new building.

Waterline extension to the vault: \$35/inch/foot

For example, a 6" line will cost \$210 per foot.

Meters (the below costs include the tap fee, meter, meter setter, and vault lid)

2" Compound: \$5,000

4" Compound: \$6,100

Fire hydrants (if requested): \$4,000

Also attached a W-100 form. FEWPB uses page 1 to size the meter and pages 2-5 are the specifications for the vault.



W-100 7-21-14.pdf

The following RFP documents are listed on the Finance website

<http://finance.ky.gov/services/statebuilding/Pages/PropertiesforSaleorLease.aspx> :

Certified List of Participants to RFP#082514
Frankfort Office Building RFP

- Amendment #1
- Amendment #2
- Amendment #3
 - Lease for State Owned
 - Lease for Privately Owned
 - Geo Tech Report for Sower Blvd Property RFP
- Amendment #4

RFP Exhibits A – I

RFP Exhibits J – N

Maintenance and Repair Requirements

This Amendment #5 should soon be posted on the website.

End of Amendment #5 – RFP#082514